

Premises: 346 North Pleasant Street
Amherst, Massachusetts

We, James C. W. Chien and Louise Y. Chien of 15 Coach Lane, Amherst, Massachusetts
01002

for consideration paid in the sum of TWO HUNDRED NINETY-TWO THOUSAND FIVE
HUNDRED AND 00/100 DOLLARS (\$292,500.00)

grant to Barry L. Roberts and Susan B. Roberts, husband and wife, as tenants by the entirety,
of West Street, Amherst, Massachusetts 01002

WITH QUITCLAIM COVENANTS

A tract of land situated on North Pleasant Street, located in the Town of Amherst,
Hampshire County, Massachusetts, bounded and described on attached Exhibit A:

Executed as a sealed instrument this // day of May, 2001.

In the presence of

Witness

James C. W. Chien
James C. W. Chien

Witness

Louise Y. Chien
Louise Y. Chien

THE COMMONWEALTH OF MASSACHUSETTS

FRANKLIN, SS.

May 17, 2001

Then personally appeared the above named James C. W. Chien and Louise Y. Chien and
acknowledged the foregoing instrument to be their free act and deed,

Before me,

Kenneth P. Kahn, Notary Public

My Commission Expires: May 19, 2006

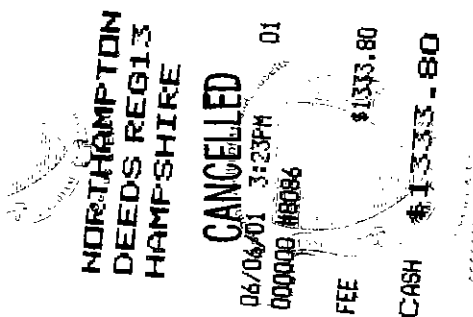


EXHIBIT A

A tract of land situated on North Pleasant Street, located in the Town of Amherst, Hampshire County, Massachusetts, bounded and described as follows:

BEGINNING at a stone monument marking a southeast corner of the land described and the northeast corner of land now or formerly of William H. Davenport et ux; thence at an interior angle of 107° from the west line of North Pleasant Street two hundred thirty-five and four tenths (235.4) feet to an iron pipe; thence southerly partly along said Davenport land, partly along land now or formerly of Olive M. Owen et al, and partly along land now or formerly of Robert S. Brown et ux, two hundred seventy-six and eight tenths (276.8) feet to an iron pipe; thence westerly along said Brown land one hundred twenty-eight and seven tenths (128.7) feet to an iron pipe in land now or formerly of Josephine Fellers; thence northerly along said Fellers land two hundred twenty-nine (229) feet to an iron pipe; thence westerly in the same line as the first course in this description contained thirteen and seven tenths (13.7) feet, more or less, to an iron pipe; thence northerly at an interior angle of 89.38° from this last course, fifty (50) feet, more or less, to a point; thence easterly in a line fifty (50) feet northerly of and parallel to the first course in this description contained three hundred ninety-seven and seven tenths (397.7) feet, plus, to a point in the westerly line of North Pleasant Street; thence southerly, along the west line of North Pleasant Street, fifty (50) feet, plus, to the point of beginning.

Hereby conveying all of the land shown as Lot #5 on the Plan entitled "Estate of H.D. Fearing, Amherst, Mass." recorded in Hampshire County Registry of Deeds, Plan Book 3, Page 73, and a 50 foot wide strip of land, which strip is a portion of Lots 1 and 18 as shown on said Plan, which strip is bounded on the south by the north line of Lots 2 and 5 as shown on said Plan, and a portion of Lot 6 as shown on said Plan, and which strip is bounded on the west by the west line of said Lot 18, which 50 foot wide strip of land is subject to rights of way and easements of record.

EXCEPTING AND EXCLUDING the land taken by the Inhabitants of the Town of Amherst acting by and through its Board of Selectman, pursuant to an Order of Taking, dated September 5, 1978, consisting of 138.30 square feet as more particularly described as Lot G in said Order of Taking which is recorded with the Hampshire County Registry of Deeds, Book 2053, Page 114.

Being the same premises conveyed to James C. W. Chien and Louise Y. Chien by deed of James C. W. Chien dated June 11, 1996 and recorded in the Hampshire County Registry of Deeds in Book 4909, Page 206.

descript\chien.qcd

ATTEST: HAMPSHIRE, Marianne L. Donohue, REGISTER
MARIANNE L. DONOHUE